



Subdivision Review Board

Ellen Carroll, Planning
Aeron Arlin-Genet, APCD
Glenn Marshall, Public Works
Leslie Terry, Public Health

AGENDA

MEETING DATE: Monday, December 07, 2015

MEETING LOCATION AND SCHEDULE

Regular Subdivision Review Board meetings are held in the (new) Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the first Monday of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows.

Meeting Begins		9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	2:30 p.m.	2:45 p.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

ROLL CALL

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. November 2, 2015 SRB DRAFT Minutes
3. A request for a first time extension by **PAUL KENNY** for Tentative Parcel Map/Conditional Use Permit (CO 04-0254) to allow for the subdivision of a 7,260 square foot parcel into two parcels of 3,005 and 4,255 square feet each for the sale and/or development of each proposed parcel as a planned development. The proposed residences would be two-story, include an attached garage, and be 1,726 square feet each. The project will result in the disturbance of the entire 7,260 square foot parcel. The project is located at the southern edge of 20th Street, approximately 200 feet south of Warner Street in the community of Oceano, in the San Luis Bay Sub-Area of the South County planning area.

County File Number: SUB2005-00195
Supervisory District: 4
Project Manager: Stephanie Fuhs

APN(s): 062-087-015 and 062-087-016
Date Accepted: N/A
Recommendation: Approve

4. A request for a first time extension by **SATHYENDRA and SHALINI BHAT** for a Tentative Parcel Map (CO 00-0183) to subdivide an existing 12.20 acre parcel into four parcels of 3.01, 3.04, 3.04, and 3.10 acres (gross) each. The four parcels will use a shared well system for the project's water supply. The project is located on the north side of Stagecoach Road, approximately 450 feet south of the Paloma Place intersection, approximately ½ mile northwest of the City of Arroyo Grande, in the San Luis Bay Sub-Area of the South County planning area. An addendum to the previously adopted Negative Declaration was approved by the Subdivision Review Board on November 6, 2006.

County File Number: SUB2006-00012
Supervisory District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 047-127-002
Date Accepted: N/A
Recommendation: Approve

5. A request for a first time extension by **AVILA BEACH VILLAS, LLC.** for a Vesting Tentative Parcel Map/Coastal Development Permit (CO 08-0155) and Development Plan to subdivide and develop an existing 8,434 square foot parcel into four air space condominium units for the purpose of sale. Also included is a right of way abandonment which will increase the usable site area to 9,679 square feet. The units range in size from approximately 1,269 square feet to 1,585 square feet each. The project includes the demolition of the existing single family residence on site, construction of an approximately 5,265 square foot subterranean parking garage with storage areas for each residential unit, and inclusion of internal courtyards and open areas for condominium residents to utilize. The project is designed to be constructed in three floors with parking on the bottom level and have a maximum height of 25' as measured from average natural grade. The project will result in the disturbance of the entire 8,434 square foot property (9,679 square feet including right of way abandonment). The proposed project is within the Residential Multi Family land use category and is located at 250 San Luis Street within the community of Avila Beach. The site is in the San Luis Bay Coastal planning area. A Negative Declaration was approved by the Subdivision Review Board on November 2, 2009.

County File Number: SUB2008-00040
Supervisory District: 3
Project Manager: Jo Manson

APN(s): 076-201-056, -021
Date Accepted: N/A
Recommendation: Approve

HEARINGS

6. Continued hearing to consider a request by **CANDACE & PHIL GULDEMAN** for a Vesting Tentative Parcel Map (CO12-0002) to subdivide an existing 5.25 acre parcel into three parcels ranging in size from 1.22 to 2.64 acres for the purpose of sale and/or development. The proposal involves a modification to the design standards of Section 21.03.010 of the Real Property Division Ordinance for proposed Parcel 3 regarding the average depth to width ratio of a parcel and pertaining to undergrounding of utilities. The project includes off-site road improvements to Mesa View Drive (Highway 1). The project will result in the disturbance of approximately 1,500 square feet of the 5.25 acre parcel. The proposed project is within the Residential Suburban land use category. The project is located at 524 Mesa View Drive, approximately 460 feet northeast of Halcyon Road, approximately two miles south of the community of Oceano on the Nipomo Mesa. The project is in the South County Inland subarea of the South County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 24, 2015 for this project.

Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Noise, Public Services and Utilities, Recreation, Transportation and Circulation and Water, and are included as conditions of approval.

County File Number: SUB2011-00028

Supervisory District: 4

Project Manager: Stephanie Fuhs

Assessor Parcel Number: 075-191-029

Date Accepted: October 1, 2014

Recommendation: Continue to 2/1/2016

7. A request by **OBISPO 400 LLC.** for a Lot Line Adjustment (COAL 14-0047) to adjust the lot lines between three parcels of 5.5, 229.3 and 129.6 acres each (364.4 acres total). The adjustment will result in three parcels of 20.0, 249.3 and 95.1 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands and Agriculture land use categories. The property is located at 4970 Huasna Townsite Road, approximately 800 feet west of the Huasna Road and Huasna Townsite Road intersection, approximately 10 miles east of the City of Arroyo Grande. The site is in the Huasna-Lopez sub-area of the South County Area Plan. Also to be considered is the approval of the environmental document. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 22, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Biological Resources, Cultural Resources, and Public Services/Utilities, and are included as conditions of approval.

County File Number: SUB2013-00071

Supervisory District: 4

Project Manager: Stephanie Fuhs

APN(s): 085-231-002, 085-233-003, 085-101-010

Date Accepted: July 17, 2015

Recommendation: Approve

8. A request by **ANGUS & LINDA CRITES & DR. SUSANNE MORAN** for a Lot Line Adjustment (COAL15-0072) to adjust the lot lines between five (5) parcels of 3,125 square feet, 3,125 square feet, 3,125 square feet, 3,125 square feet, and 2,985 square feet each, and resulting in two (2) parcels of 10,938 square feet and 4,547 square feet, respectively. The adjustment will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category at 2701, 2711, and 2715 Richard Avenue. The project site is in the community of Cayucos within the Estero Planning Area. Also to be considered is the approval of the environmental document. A General Rule exemption was issued for this project.

County File Number: SUB2015-00015

Supervisory District: 2

Project Manager: Brandi Cummings

APN(s): 064-211-046, 064-211-045,
064-211-063

Date Accepted: September 30, 2015

Recommendation: Approve

9. A request by **TRACY RONCA** for a Vesting Tentative Parcel Map (CO15-0034) to subdivide two existing parcels (Parcel A: 5.91 acres; and Parcel B: 6.84 acres) into four new parcels (3.54, 2.37, 2.10, and 4.74 acres in size) for the purpose of sale and/or development. The proposal also includes abandonment of the following rights-of-way shown on Tract 681: Borza Lane, Nopales Road, and Corriente Lane and Choya Court. The project will result in the disturbance of up to four acres of the overall 12.75-acre site. The proposed project is within the Residential Suburban land use category, and is located at 1745 Tiburon Way (Parcel A) and 3790 Sequoia Drive (Parcel B), approximately 1,000 feet northeast of Orcutt Road and the southeastern limit of the City of San Luis Obispo. The site is in the San Luis Obispo sub area of the San Luis Obispo planning area.

Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 29, 2015 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Public Services and Utilities, Recreation, Transportation and Circulation, Water and Land Use and are included as conditions of approval.

County File Number: SUB2014-00066
Supervisory District: 3
Project Manager: Airlin M. Singewald

APN(s): 076-532-026, 018
Date Accepted: August 31, 2015
Recommendation: Approve

PLANNING STAFF UPDATES

10. This is the time staff provides updates to the Review Authority for items not on the agenda.

ESTIMATED TIME OF ADJOURNMENT: 10:30 A.M.

Next Scheduled Meeting: JANUARY 4, 2016, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY
COUNTY SUBDIVISION REVIEW BOARD

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Subdivision Review Board within 72 hours preceding the Subdivision Review Board meetings are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Subdivision Review Board during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Subdivision Review Board during a meeting so that those extra copies can be immediately distributed to all members of the Subdivision Review Board, County staff and other members of the public who desire copies.

SUBDIVISION REVIEW BOARD MEETING PROCEDURES

Subdivision Review Board meetings are conducted under the authority of the Chair. Each item scheduled for public hearing at a Subdivision Review Board meeting will be announced by the Chair and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Subdivision Review Board, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Subdivision Review Board and staff prior to the Subdivision Review Board making a decision.

RULES FOR PRESENTING TESTIMONY

Subdivision Review Board hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place of residence. The meetings are recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. However, letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Subdivision Review Board Secretary.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Subdivision Review Board decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5718.